131.0	0002	0014.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,436,700 / 1,436,700
					USE VALUE:	1,436,700 / 1,436,700
					ASSESSED:	1,436,700 / 1,436,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
24		IRVING ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SWEDER JUSTIN D
Owner 2:	BARBER HEATHER M
Owner 3:	
Street 1:	24 IRVING ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	KELLY SEAN D -
Owner 2:	CHEN CHERYL K -
Street 1:	24 IRVING ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .495 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1901, having primarily Wood Shingle Exterior and 3455 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 11 Rooms, and 6 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	21557.000	507,100	8,000	921,600	1,436,700
Total Card	0.495	507,100	8,000	921,600	1,436,700
Total Parcel	0.495	507,100	8,000	921,600	1,436,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 415.88 /Parcel: 415.88

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 84438

GIS Ref

GIS Ref

Insp Date 04/23/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 131.0-0002-0014.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	507,100	8000	21,557.	921,600	1,436,700		Year end	12/23/2021
2021	101	FV	491,700	8000	21,557.	921,600	1,421,300		Year End Roll	12/10/2020
2020	101	FV	492,600	8000	21,557.	921,600	1,422,200	1,422,200	Year End Roll	12/18/2019
2019	101	FV	379,000	8000	21,557.	972,800	1,359,800	1,359,800	Year End Roll	1/3/2019
2018	101	FV	582,800	8000	21,557.	716,800	1,307,600	1,307,600	Year End Roll	12/20/2017
2017	101	FV	582,800	8000	21,557.	686,100	1,276,900	1,276,900	Year End Roll	1/3/2017
2016	101	FV	582,800	8000	21,557.	634,900	1,225,700	1,225,700	Year End	1/4/2016
2015	101	FV	542,100	8000	21,557.	532,500	1,082,600	1,082,600	Year End Roll	12/11/2014

!10252!

PRINT

Date	Time
12/30/21	10:22:54

LAST REV

Date	Time
07/08/20	14:21:41
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10252

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KELLY SEAN D,	70124-129		10/24/2017		1,302,000	No	No		
STEVENS PETER S	49229-312		4/3/2007		1,000,000	No	No		
	12470-692		7/3/1973			No	No		N

USER DEFINED

Prior Id # 1:	84438
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/4/2018	354	Re-Roof	7,000	C				
6/29/2007	516	Redo Kit	50,000			G9	GR FY09	
5/31/2007	401	Manual	50,000					general porch repa

ACTIVITY INFORMATION

Date	Result	By	Name
4/23/2018	Meas/Inspect	BS	Barbara S
2/1/2018	SQ Returned	EMK	Ellen K
12/18/2008	Meas/Inspect	294	PATRIOT
12/3/2008	MLS	MM	Mary M
8/7/2007	MLS	HC	Helen Chinal
12/10/1999	Inspected	264	PATRIOT
11/18/1999	Mailer Sent		
11/8/1999	Measured	243	PATRIOT
8/19/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		21557		Sq. Ft.	Site		0	90.	0.48	10			Topo	-5					921,562						921,600	

Total AC/HA:	0.49488	Total SF/SM:	21557	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	921,562	Spl Credit		Total:	921,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWNC		
View / Desir:			

GENERAL INFORMATION

Grade:	B - Good		
Year Blt:	1901	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	N - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	0.95394254
Const Adj.:	0.90872908
Adj $ / SQ:	112.694
Other Features:	107500
Grade Factor:	1.33
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	734880
Depreciation:	227813
Depreciated Total:	507067

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	6	Baths:	2	HB	1

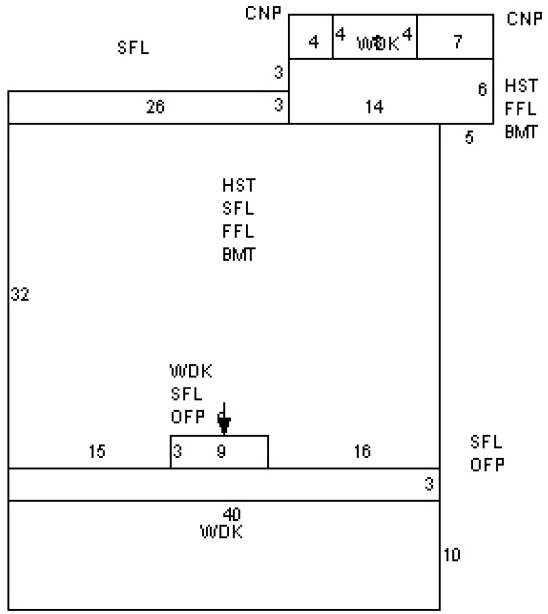
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	11	6	
Totals			
1	11	6	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	149.88
Special Features:	0	Val/Su Net:	92.67
Final Total:	507100	Val/Su SzAd	146.79

SUB AREA

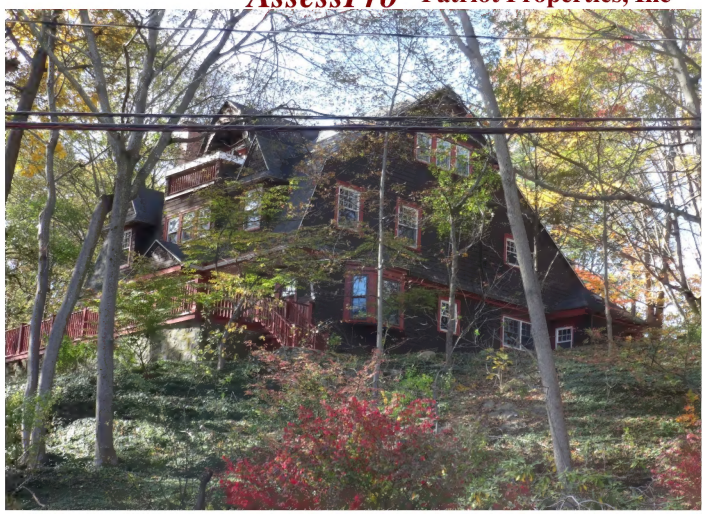
Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,404	112.690	158,233
BMT	Basement	1,367	33.810	46,216
FFL	First Floor	1,367	112.690	154,052
HST	Half Story	684	112.690	77,026
WDK	Deck	459	7.430	3,411
OFP	Open Porch	147	25.190	3,704
CNP	Canopy	44	54.520	2,399
	Net Sketched Area:	5,472	Total:	445,041
Size Ad	3454.5999	Gross Area	6229	FinArea 3455

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc



MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 131.0-0002-0014.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	25X32	A	FR	1910	19.94	T	50	101			8,000			8,000
2	Frame Shed	D	Y	1	7X12	A	FR	1910	0.00	T	50	101						

More:	N	Total Yard Items:	8,000	Total Special Featues:		Total:	8,000